

PLANNING COMMISSION MEETING

Thursday, February 26, 2015 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Glenn Dodge, Chair, Presiding
Commission Members: Craig Clement, John Dredge, David Driggs, Jeff Dodge, Donald Steele, Brad Weber
Excused/Absent: LoriAnne Spear
David Bunker, City Manager
Chandler Goodwin, Assistant City Manager
Courtney Hammond, Transcriptionist
Jenney Rees, City Council Liaison
Others: Cory Shupe, Dan Wilson, Doug Young, Daniel Zappala, Mr. Smart

PLANNING COMMISSION MEETING

1. This meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order at 7:05 p.m. by C. Dodge.

2. Public Comment

No comments.

PUBLIC HEARING

3. Preliminary Plans for Rosegate at Cedar Hills Development, located at approximately 4600 West and Cedar Hills Drive in the SC-1 Commercial Zone

Daniel Zappala: Mr. Zappala stated that though he is a city councilmember, his remarks do not represent the council as a whole. He is grateful that the developer has lowered the building to three stories, but the Design Guidelines state that two-story buildings are preferred. The building is within the appropriate sub district, though there is quite a bit of parking that is in a different sub district. He wants to see actual meals and activities provided in the facility, rather than outsourced. The density should fit within surrounding neighborhoods. The Charleston has 70 residents with surrounding office. Rosegate is twice as large. He would expect to see about 180 units, which seems like appropriate density.

4. Final Plans for Lakeview Trails for Lakeview Trails Subdivision, located at approximately 10100 Canyon Road in the H-1 Hillside Zone

No comments.

SCHEDULED ITEMS

5. Approval of Minutes from the January 22, 2015 Planning Commission Meeting and January 29, 2015 Special Planning Commission Meeting

C. Driggs stated that in the January 22 meeting he made a motion in regards to parking restrictions at the Beacon Heights senior living center. He doesn't feel that those requirements

have been met. The road is still primarily used for parking and the guest parking spots are not used.

Chandler Goodwin stated that there are four designated parking spots, including one handicapped, and the sight triangle has been identified with signs posted. The property owner will be installing more signs.

MOTION: C. Steele—To approve the minutes from the January 22, 2015 Planning Commission Meeting and the January 29, 2015 Special Planning Commission Meeting.
Seconded by C. Weber.

Yes - C. Clement
 C. Dodge
 C. Driggs
 C. Steele
 C. Weber Motion passes.

6. Discussion on Preliminary Plans for Rosegate at Cedar Hills Development, located at approximately 4600 West and Cedar Hills Drive in the SC-1 Commercial Zone

Chandler Goodwin stated that Doug Yong and Cory Shupe are preparing their preliminary packet submission, which the Planning Commission will see in March. The building has been altered slightly from the last presentation.

Cory Shupe of Blu Line Designs stated that the configuration of the building has been modified to conform to the Design Guidelines and not overlap with the Commercial Retail subzone. At the city council meeting where the council determined that a congregate care facility was substantially similar to an assisted living facility a definition of congregate care was provided and they have moved forward with that definition in designing the building. Rosegate, however, is not assisted living, at the request of the city council. The Design Guidelines encourage shared parking. Rosegate can accommodate all its parking within the designated zone, but in order to encourage shared parking, the plan has provided shared parking with the retail pad. The retail pad will be developed concurrently with the congregate care facility. The difference in business plan with assisted living is that in congregate care the services are not included in the rent, as they are in assisted living. The services are offered a la carte for those who want or need them. Some have complained about the potential traffic impact, though a truly commercial retail use would have a much higher traffic impact.

C. Driggs stated that the portion of the code related to density is open to some interpretation. There may be room for the Council or the Planning Commission to view the density as inappropriate. The impact of the building is also debatable because acceptable levels are not quantified. He does not feel that the retail pad needs 168 parking stalls. It seems like too much parking. He would like to see a list of offered services to evaluate how substantially similar the building is to assisted living. He read from the Housing for Older Persons Act of 1995: "55 and older communities must survey the residents every two years to ensure the 80% threshold requirement is met. Units must be occupied by at least one person 55 and older. Failure to

confirm the age status of each resident could, if the threshold is not met, impair the exemption the 55 and older housing exemption.”

C. Clement addressed some of the things that Daniel Zappala brought up in the public hearing. The building has been reduced in height. While two stories are preferred, it meets the requirements. The Design Guidelines are deliberately intended to be flexible. That flexibility allowed Walmart to come to the city. He feels that the in-house services are the business of the owners, not the city. The density is designed for an area that was designed for more density. All those issues have been discussed many times, and have been addressed.

C. Dredge stated that the change in configuration and entrances may change the traffic study and flow patterns. The Planning Commission will want to see those traffic updates.

C. Steele stated that he was disappointed that Daniel Zappala did not stay for the Planning Commission discussion. The Charleston and Rosegate should not be compared because the Charleston land includes the entire commercial area with dental offices, etc. He feels the concept fits the Design Guidelines well. He feels like this pattern of multiple public hearings is not efficient.

Doug Young stated that he would still like to deed five feet of land to the neighboring residents, although then it would not meet setback requirements. He wants to bring in a good facility working together with the city. Right now he feels that for political reasons certain people do not want to see this facility. This is not the best building plan that they have developed for this site, but it is the one that meets all the Design Guidelines.

Jenney Rees stated that Daniel Zappala was here as a resident. Every resident has a right to make a public comment without staying for the discussion. C. Zappala was not opposed to Walmart. The definition of congregate care that was presented tonight was read in the meeting, as were two other definitions, but it was not included in the motion.

Chandler Goodwin stated that there will be another preliminary public hearing for Rosegate when the plans are submitted.

7. Discussion on the Final Plans for Lakeview Trails Subdivision, located at approximately 10100 Canyon Road in the H-1 Hillside Zone

MOTION: C. Weber—To table this item. Seconded by C. Steele.

Yes	-	C. Clement	
		C. Dodge	
		C. Driggs	
		C. Steele	
		C. Weber	Motion passes.

8. Discussion on Water Conservation, Xeriscaping Policies

Chandler Goodwin stated that the city has put much effort into encouraging better use of water resources. The city council has met with city staff to expand the city's xeriscaping code, which currently is inadequate, merely stating that xeriscaping is allowed. Other cities' codes include provisions such as professional landscaping, drip irrigation, mulching, etc.

C. Driggs stated that he does not like the idea of requiring the use of a landscape architect. He would prefer to define good xeriscaping and allow residents to do it themselves, if they so choose.

C. Steele has been dealing with xeriscaping since he was on the Planning Commission in southern Utah. He does not like when CC&Rs (Covenants, Conditions & Restrictions) require grass. He suggested that Chandler look to some drought stricken communities to see how they have addressed water conservation, such as Tucson and some communities in California.

C. Weber stated that many residents water incorrectly. He would like to see residents be better educated at correct watering.

C. Clement stated that he is at the tail end of the system and rarely has water pressure. His neighborhood waters a lot whenever they have pressure, which can counteract water conservation efforts. Soil content plays a big role in water conservation as well. Amending the soil can help.

C. Jeff Dodge stated that the city should set an example by incorporating xeriscaping into the Design Guidelines. He feels that good xeriscaping looks beautiful and fits in perfectly with the western high desert environment. A xeriscaping code should (1) be defined (2) be regulated. The Planning Commission should consider bringing in a landscape architect to help direct the discussion.

C. Dredge stated that it is a great idea to encourage xeriscaping, but it seems punitive to ask residents to hire a landscape architect. The city could make it easier by xeriscaping some small plots, such as the roundabout and posting some photos and plans online.

9. Discussion on the Guidelines for the Design and Review of Planned Commercial Development Projects

MOTION: C. Driggs—To table this item until a future meeting. Seconded by C. Steele.

C. Steele stated that the commission has been moving along slowly this evening. This item may be best addressed in a work meeting where there were no other items on the agenda.

Chandler Goodwin would like to get this moved along to the City Council soon. He is open to a special meeting if everyone came prepared with comments and ideas.

Yes - C. Clement
C. Dodge
C. Driggs

C. Steele
C. Weber Motion passes.

Chandler Goodwin will schedule a special work session meeting.

10. Committee Assignments and Reports

None.

ADJOURNMENT

11. This meeting was adjourned at 8:53 p.m. on a motion by C. Driggs, seconded by C. Weber and unanimously approved.

Approved:
March 26, 2015

/s/ Colleen A. Mulvey, MMC
City Recorder